



Plan Commission Minutes
September 19, 2022 at 7:00 p.m.
City Hall Council Chambers

Commission Members Present: Brandvold, Christopherson, Davis, Erickson, Granlund, Helgeson, Johnson, Obaid, Wolfgram

Staff Members Present: Allen, Noel, Wittwer

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called roll for the meeting. Commissioners Brandvold, Christopherson, Davis, Erickson, Granlund, Helgeson, Johnson, Obaid, and Wolfgram were present.
3. Open public comment period for items not on the agenda noted as public hearings. Mariena Kent, 2335 Trillum Drive, had concerns about Kyes Park being developed beyond the donor's intent and future development regarding the Comprehensive Plan amendment.

Brian Binczak, 1815 Susan Drive, was against the Comprehensive Plan amendment with the land outside the Sewer Service Area and stated Kyes Park should not be annexed into the city.

Consent Agenda

4. Approval of August 15, 2022 minutes.
5. CSM and Final Plat Approvals – For Recommendation to City Council
 - a. Right-of-Way Dedication, Town Hall Road, Mill Meadows West Subdivision
 - b. (P-11-22) SCS Eau Claire Phase II

Johnson moved the consent agenda items. Seconded by Christopherson and the vote was unanimous.

Regular Agenda

Helgeson moved to reorder the site plan agenda items after item #9, so that #12 would go first. Seconded by Wolfgram and the vote was unanimous.

6. Public Hearing – TR-1A to R-1 Rezoning at 1841 McKinley Rd (Z-1713-22)

Allen explained the TR-1A to R-1 rezoning request located at 1841 McKinley Road. The existing lot is approximately 3.33 acres in size and is currently two single family homes. The certified survey map shows the proposed lot split to create each home on their own lot. The request is consistent with the comprehensive plan.

Motion by Helgeson to recommend approval of the rezoning. Seconded by Johnson and the vote carried unanimously.

7. Public Hearing – Comprehensive Plan Amendment at CTH II & Mischler Road

Allen presented a request to recommend approval of the Comprehensive Plan Amendment for property located at CTH II (Deerfield Road) & Mischler Road. The proposed land uses are for low density housing, medium/high density housing and mixed use development. The area is a part of the larger 438-acre approved annexation and is under consideration by the Chippewa-Eau Claire Metropolitan Planning Organization (MPO) and DNR for a Sewer Service Area (SSA) boundary amendment that reflects the boundaries of this proposed Comprehensive Plan amendment. The City Council authorized staff to apply for the SSA amendment.

Developer Paul Holzinger stated they are beginning to meet with neighbors and early in the detailed planning process. They have a mediator to help with open discussions and are willing to listen to input. The high/medium density area could become apartment buildings but not necessarily and the mixed use could be townhomes and light commercial.

Mark Erickson with Everyday Surveying & Engineering stated nothing is set yet in terms of what development would occur, but they want to diversify the area and they want to have good dialogue with staff and the public.

Cynthia Hunt, 3611 Pine Pl., spoke against the amendment as being premature due to the lawsuit with the town. The neighborhood association has not been contacted and there is no solid plan so asked the commission to table the vote until more detail is presented.

Brad Flores, 1109 Rainetta Dr., estimated 6,000 people could live in the area when built out and would be too much for the rural area and roads to handle. The project should contain low density and was against high density, but if it occurs, it should be below the ridge.

Tina Ball, 5999 Cater Rd., is part of the neighborhood association and has had no contact with the developer. The population could grow over 5,000 people when about 26 property owners live next to the site. The roads are not made for that much traffic and it will be dangerous. Schools are also at capacity so was concerned about costs to the public.

Will Glass, 6065 Inwood Dr., had concerns on the high density and the land is not contiguous, apart from the County park link. Comprehensive Plan criteria was cited that the development would create more public expense and service delivery needs, not protect the environment and neighboring rural character. Concerns were also expressed about the housing market cooling and a more detailed development plan should be submitted for the commission.

Wolfgram recommended that the developer make more genuine efforts to listen to neighbors and show evidence of meeting minutes.

Motion by Erickson to recommend denial of the amendment due to lack of detail. Seconded by Commissioner Wolfgram and the vote carried, 8-1. Brandvold voted nay.

8. Public Discussion – Annexation (22-5A)

Allen presented an annexation request for about 31 acres located at the west side of Black Avenue and south of North Crossing. Any future commercial development would be consistent with the Comprehensive Plan.

Motion by Helgeson to recommend approval of the annexation. Seconded by Brandvold and the vote carried unanimously.

9. Public Discussion – Annexation (22-7A)

Allen presented an annexation request by the City of Eau Claire to annex Kyes Park off CTH II (Deerfield Road). By State Statute the property can be annexed though non-contiguous with the City owning the land. The park is near the recent Deerfield Road. annexation. A portion is outside of the Sewer Service Area boundary. Park planning would be included in the City's 2023 Open Space and Park Plan and the land is deed restricted for a park. The property is identified as future park land in the Comprehensive Plan, both in the adopted 2015 Planned Land Use Map and the adopted 5-year review in early 2022.

Wolfgram recommended neighbor input on any future parkland development.

Motion by Helgeson to recommend approval of the annexation. Seconded by Erickson and the vote carried, 6-3. Davis, Johnson and Wolfgram voted nay.

10. Public Discussion – Site Plan (SP-2225) Multi-Family Apartments

Allen presented a site plan request for a 3.34 acre 4-story apartment building and a light commercial pad site at 3301 Birch Street. The height of the structure is approximately 44' and

there would be 60 units. This project received State Low Income Housing Tax Credits (LIHTC) in 2021. Proposed is 113 parking stalls at surface and within the building. The Waterways and Park Commission previously recommended approval of the general development plan during that phase of the approval process. There is a request for a curb cut at 37' instead of 30' due to steep slope and curve concerns.

Paul Gerrard with Gerrard Development stated it will be owned and operated by West Central Community Action Agency, also known as West CAP. None of the apartments are market rate. Western Dairyland will provide a community service center for benefits and programs and checking on the welfare on the tenants. The tenants will pay one rent bill. Rooftop solar will cut electricity costs and see a 60% carbon emission reduction. There will be a playground and grill area.

Mark Erickson with Everyday Surveying & Engineering stated they relocated the building garage entrance to the south side to take advantage of the slopes. They received County road approval and the TIA found there is no need for improvements. There will be a transit stop and they found two spots to connect the site with the future public trail.

Motion by Helgeson to approve the site plan with staff conditions. Seconded by Wolfgram and the vote carried unanimously.

11. Public Discussion – Site Plan (SP-2222) Country Jam

Chairperson Granlund recused himself and Vice Chairperson Wolfgram took the gavel.

Allen presented a site plan request for commercial development at 1662 County Highway T. No designs were provided for the six lots on the east side of County Road T or lot 9 and will be approved with separate site plans at a later date. The site plan is to utilize the 9.51-acre Lot 7 for a 37,000 s.f. 650-seat proposed event center. The 90 acres plus Lot 8 would host the Country Jam major event entertainment use with four permanent buildings. Waivers for parking areas that will not be hard-surfaced, either temporary or permanent, will need commission approval. A TIA should be performed on the proposed commercial and industrial areas. Water and sewer service will be provided to the site through a development agreement that also addresses road access and capacity improvements.

Sean Bohan with Advanced Engineering Concepts stated the site plan is in line with the general development plan and has no conditions of concern. The TIA is being worked on and the final plat has been submitted. They have met with the DNR on the Sherman Creek crossing. Screening will be along the creek and vegetative berms included on the commercial lots to reduce noise.

Motion by Helgeson to approve the site plan with staff conditions. Seconded by Obaid and the vote carried unanimously, with Davis and Chairperson Granlund abstaining.

12. Public Discussion – Site Plan (SP-2223) Airport Parking Expansion

Chairperson Granlund reclaimed the gavel.

Allen presented a parking expansion site plan request for the Chippewa Valley Airport at 3800 Starr Avenue. The need for more stalls is due to increased flight operations. The expansion is planned in two phases, for a total of 151 additional spaces. The first is to include about 24,000 sq. ft. in long term parking and the second to include about 19,000 sq. ft. in long term parking and about 4,450 sq. ft. in short term parking.

Airport Manager Charity Zich stated the need for more parking is due to new service using larger planes. There will be about 500 more seats per week. Phase 1 will start soon but they may need a gravel parking waiver if winter hinders hardtop construction.

Motion by Helgeson to approve the site plan with staff conditions. Seconded by Brandvold and the vote carried unanimously.

13. Public Discussion – Site Plan (SP-2226) – Multi-Family Apartments

Allen presented a request to consider approval for a site plan for multi-family apartments at Ashton Circle, south of North Crossing. The proposed site plan shows four 20-unit 1-bedroom buildings on 6.1-acres. The plan is consistent with the R-3P zoning and general development plan. Separated garage buildings provide some buffering from the North Crossing.

Sean Bohan with Advanced Engineering Concepts stated building foundations will go in this winter. Stormwater facilities are working but contactors need to continue on erosion control.

Motion by Helgeson to approve the site plan with staff conditions. Seconded by Brandvold and the vote carried unanimously.

14. Discussion Item – Landmarks Designation 426 Summit Ave.

Noel presented a recent local landmark designation at 426 Summit Ave. in the Third Ward neighborhood. The house is of Craftsman style and the current owner is a regional author.

The commission had no comments on the designation.

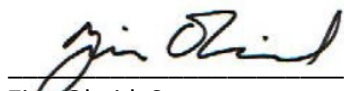
15. Discussion Item – Land Use Carbon Calculator update

Per the commission's previous direction, Noel presented the carbon calculator and accompanying development letter to begin piloting the tool. The resource will help developers and their projects understand the carbon impact and seek ways to reduce emissions. This is important to help meet the City's carbon neutral 2050 goal.

Commissioner Davis asked if it would burden developers. Noel stated it would be of little burden since they developed a cheat sheet on energy use and much of the data is usually provided by civil and electrical engineers. Staff also tested the calculator with a few developers and on City projects.

16. Adjournment

The meeting adjourned at 9:45 p.m.



Zina Obaid, Secretary